



**Columbia County Board of Assessors  
Minutes for October 14, 2025 at 4:30 PM  
First Floor Conference Room  
Building C, Evans, Georgia**

Present at the meeting included:  
Charles Sharpe, Chairman  
Wes Fuller, Vice Chairman  
George Bratcher, Member (Absent)  
Michael Rhodes, Member  
Trey Kennedy, Member

Staff members:  
Morgan Aune, Chief Appraiser  
Matt McFatridge, Deputy Chief  
Adam Searcy, Deputy Chief  
Grant Mixon, Residential Manager (Absent)  
Jenelle Hutchinson, Personal & Commercial Property Manager (Absent)  
Donna Wiley, Secretary

**A. CALL TO ORDER**

Chairman Sharpe called the meeting to order at 4:30 p.m.

**B. ROLL CALL/QUORUM**

Chairman Sharpe declared a quorum. Mr. Bratcher was not present at the meeting.

**C. APPROVAL OF THE MINUTES OF PREVIOUS MEETING**

**(C1) September 02, 2025 - BOA Meeting**

Mr. Kennedy made a motion to approve the minutes of the September 02, 2025, Board of Assessors Meeting as presented. The motion was seconded by Mr. Rhodes and carried unanimously.

**D. PRESENTATION AND APPROVAL OF THE AGENDA**

Mr. Kennedy made a motion to approve the agenda as written. The motion was seconded by Mr. Rhodes and carried unanimously.

**E. REVALUATION UPDATES**

**(E1) Revaluation Updates - 10-14-2025**

Mr. Aune and Mr. Searcy discussed Revaluation Updates with the Board.

**F. PERSONNEL UPDATES**

Mr. Aune provided the Board with an update on recent staffing changes within the office and informed them of an upcoming job posting for a Residential Field Appraiser position. Mrs. Wiley introduced Tiffany Powell, a member of the Clerical staff, to the Board and announced that she had successfully completed her probationary period.

**G. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS**

**(G1) Personal Property Appeals**

**(G1a) 2025 - Appeals with No Change in Value**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Personal Property Appeals and Decision Letters with No Change in Value. The motion was seconded by Mr. Rhodes and carried unanimously.

**(G1b) 2025 - Appeals with a Value Change**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Personal Property Appeals and Decision Letters with a Change in Value. The motion was seconded by Mr. Rhodes and carried unanimously.

The following is a draft of the actions taken at the October 14, 2025, meeting. This document has not been reviewed or approved and is not an official record of the meeting. The Board will approve the official minutes on November 05, 2025.

## **(G2) Corrections**

### **(G2a) 2023 - 2024 - 2025 - Personal Property Corrections**

Mr. Kennedy made a motion to approve staff recommendation on 2023 - 2024 - 2025 - Personal Property Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

## **(G3) Review**

### **(G3a) 2022 - 2023 - 2024 - Personal Property Reviews**

Mr. Fuller made a motion to approve staff recommendation on 2022 - 2023 - 2024 - Personal Property Reviews and Decision Letters. The motion was seconded by Mr. Rhodes. Chairman Sharpe was in favor of the motion. Mr. Kennedy abstained.

## **(G4) Notification of Findings**

### **(G4a) 2022 - 2023 - 2024 - Personal Property Notification of Findings**

Mr. Kennedy made a motion to approve staff recommendation on 2022 - 2023 - 2024 - Personal Property Notification of Findings and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

## **(G5) Motor Vehicle Appeals**

### **(G5a) 2025 - Appeals with No Change in Value**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Motor Vehicle Appeals with No Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

### **(G5b) 2025 - Appeals with a Value Change**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Motor Vehicle Appeals with a Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

## **H. COMMERCIAL APPEALS, CORRECTIONS AND DECISION LETTERS**

### **(H1) Commercial Appeals**

#### **(H1a) 2025 - Appeals with No Change in Value**

Mr. Rhodes made a motion to approve staff recommendation on 2025 - Commercial Appeals and Decision Letters with No Change in Value. The motion was seconded by Mr. Fuller. Chairman Sharpe was in favor of the motion. Mr. Kennedy abstained.

#### **(H1b) 2025 - Hearing Officer Appeals with No Change in Value**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Commercial Hearing Officer Appeals with No Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

#### **(H1c) 2025 - Hearing Officer Appeals with a Value Change**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Commercial Hearing Officer Appeals with a Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

## **I. CONSERVATION AND FLPA**

### **(I1) 2025 - Late Conservation Applications**

Mr. Kennedy made a motion to approve staff recommendation to Deny 2025 - Late Conservation Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

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**(I2) LOI - 058 022 - Intent to Build a House**

Mrs. Wiley discussed with the Board the owners' intent to build a house on parcel 058 022.

**J. RESIDENTIAL APPEALS, CORRECTIONS AND DECISION LETTERS**

**(J1) Residential Appeals**

**(J1a) 2025 - Appeals with No Change in Value**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Residential Appeals with No Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J1b) 2025 - Appeals with a Value Change**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Residential Appeals with a Value Change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J1c) 2025 - Hearing Officer Appeals with No Change in Value**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Residential Hearing Officer Appeals with No Change in Value and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J1d) 2025 - Hearing Officer Appeals with a Value Change**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Residential Hearing Officer Appeals with a Value Change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J1e) Late Appeals**

**(J1f) 2025 - Invalid Appeals**

Mr. Kennedy made a motion to approve staff recommendation to Deny 2025 - Late Appeals and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J2) Corrections**

**(J2a) 2025 - Residential Corrections**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Residential Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J2b) 2023 - 2024 - 2025 - Mapping Corrections**

Mr. Kennedy made a motion to approve staff recommendation on 2023 - 2024 - 2025 - Mapping Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J2c) 2025 - Deed Corrections**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Deed Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J2d) 2025 - Mobile Home Corrections**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Mobile Home Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**(J3) 2025 - Homestead Applications**

**(J3a) Denied Homestead Applications**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Denied Homestead Applications and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

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**(J4) Exempt Status**

**(J4a) 2025 - Denied Exempt Status**

Mr. Kennedy made a motion to approve staff recommendation on 2025 - Denied Exempt Status and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

**K. SUPERIOR COURT UPDATE**

Mr. Aune informed the Board there are no Superior Court updates to report.

**L. ADJOURNMENT**

Future Agenda Item: Evaluating the Implementation of a Request to Speak Form for Board of Assessors Meetings.

Mr. Kennedy made a motion to adjourn the meeting at 6:10 p.m. The motion was seconded by Mr. Rhodes and carried unanimously. The next scheduled meeting is November 05, 2025.

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Charles Sharpe, Chairman

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Michael Rhodes, Member

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John Wesley Fuller, Vice Chairman

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John Kennedy, Member

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George Bratcher, Member

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Donna L. Wiley, Secretary